

**MINUTES
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, OCTOBER 6, 2020, 6:30 P.M.
VIA VIDEO CONFERENCE (ZOOM)**

I. CALL TO ORDER – CHAIRMAN JOSH JOHNSON

Action: Chairman Johnson called the meeting to order at 6:30 p.m.
Present: Heather Byrd; Judie Edwards; Josh Johnson; Jeffrey Smith; Gary Berenyi
Absent: Paul Connerty
Staff Present: Planning Director Mark Brodeur; Planning Technician Brenda Moneer
Council Present: None

II. APPROVAL OF AGENDA

Motion: A motion was made to approve the agenda. **Moved by** Commissioner Smith; **Seconded by** Commissioner Byrd.
Discussion: There was none.
Vote: All voted in favor. The motion carried (6-0).

III. REVIEW OF MINUTES: SEPTEMBER 1, 2020

Chairman Johnson stated the number of members who voted in the motions of the minutes was incorrect.

Motion: A motion was made to approve the minutes with corrections. **Moved by** Commissioner Edwards; **Seconded by** Commissioner Byrd.
Discussion: There was none.
Vote: All voted in favor. The motion carried (6-0).

IV. PRESENTATIONS:

A) TSW'S LATEST INFORMATION OF THE 2020 COMPREHENSIVE PLAN

Ms. Allison Bustin from TSW presented a PowerPoint presentation. She stated we are in the visioning phase of the Comprehensive Plan (Comp Plan) and are 25% complete. She stated the visioning phase includes the following:

- Confirm needs and opportunities for the City
- Get input on further wants and needs from the community
- Create goals and policies for the City

She stated the next two phases following the visioning phase is a draft recommendation and a final recommendation. She presented the upcoming schedule:

- Public Workshop #1 – October 15-25
- City Council Meeting – November 10th
- Planning Commission Meeting #3 and Public Workshop #2 - January 5th
- Draft Plan Open House – Early February
- Planning Commission Meeting #4 – To Be Determined
- City Council Meeting (Adoption) – March 9th

She presented what they learned from the Stakeholder Interviews:

- Goose Creek needs an identity
- Outside perceptions of the City are improving – it is a great place to live
- There is a desire to move past “Bedroom Community” identity
- Traffic (along major roads and intersections) and safety (car accidents) are among the biggest challenges.
- There is reservation about future growth because of the existing traffic issues
- The biggest needs include more connectivity throughout the city, a town center development, diversification of the City’s tax digest in the form of new and higher quality businesses, and safety improvements.
- There are a lot of opportunities for the City:
 - Its location and demographics (younger, more affluent population)
 - The economic climate is improving (even with COVID-19)
 - The new brewery
 - The success of Carnes Crossroads
 - The annexation of the Century Aluminum property
- A lot of priorities were identified for the comprehensive plan update:
 - Transportation enhancements (road improvements, traffic management, and connectivity)
 - Infrastructure enhancements
 - Retaining the City’s quality of life
 - Growth management
- Most agreed that there is a need for a central gathering place for Goose Creek
- There is a lot of support for annexation in Goose Creek, especially the Century Aluminum

property.

- People identified Summerville, Nexton, and North Charleston as the places that they visit and spend money outside of Goose Creek
- There is a lot happening in Berkeley County/metro Charleston area that is not happening in Goose Creek.
- The City has been treated as an afterthought when it comes to important issues like funding transportation projects, but that is starting to change.

Ms. Bustin stated the first Public workshop will be launch on October 15th at 6:30 p.m. She stated it will be held virtually via Facebook Live . She stated during this event she will introduce the process, present findings to date, present a virtual workshop, give instructions, and do a quick polling exercise. She stated the video will be posted online for future viewing.

Ms. Bustin stated the workshop will be kept open for ten days via Social Pinpoint. She stated the goal is to understand the community's goals for the comprehensive plan update and what the community would like to see in Goose Creek. She stated the activities will be a goal survey and mapping activity.

The mapping activity will ask the participants to point out the following:

- Places to preserve
- Transportation Concerns
- Development opportunities
- Bike/pedestrian improvements

The Goal survey will use goals from the current plan, Planning Commission survey, and inquire if participants agree.

B) OLD BACK RIVER ROAD PROJECT/WORKSHOP

Mr. Brodeur stated there is a piece of property located in the Old Back River Road area that has presented issues to allow for opportunities. Mr. David Stephens stated he is trying to make an affordable community on this property. He stated the square footage of the lot and the width requirement is a big driver in the cost of affordable homes. Mr. Stephens presented different proposals for R1, R2 and R3. He stated he also had a Multiple Listing Service (MLS) Sale Closing cost done of homes currently selling in the area. Mr. Stephens stated they range from \$42 per foot to \$150 a foot. He stated he would like to request R3 zoning and build patio homes. He stated the reason they want to do patio homes is to subdivide them individually and not be a joint use on a duplex.

Mr. Brodeur stated this is a workshop as a precursor to what is probably going to be a zoning change request before the Planning Commission. The applicant is looking to develop the property

in a manner where it could be sold. The applicant is here to have an open conversation with the Commission.

Mr. Brodeur stated patio homes are a very thin long home; some people call them Charleston singles. He stated the narrower the lot the more affordable the builder can make the product. Mr. Stephens answered questions regarding amenities, timeline, and fire station location. It was stated they are looking to put up a fence to separate the trailers on the neighboring property.

V. OLD BUSINESS & PUBLIC HEARING: PROPOSAL TO AMEND THE CITY OF GOOSE CREEK ZONING ORDINANCE TO INCLUDE LANGUAGE AFFECTING ALL SECTIONS AND TABLES ESTABLISHING THE ZONING CLASSIFICATION HEAVY INDUSTRIAL DISTRICT (HI).

Chairperson Johnson reviewed what was discussed at the last meeting and open the public hearing. He stated they do have three industrial districts within the City and inquired as to why a 4th is needed. He stated he inquired to staff if there are any commercial industrial properties within the City; staff informed him that there is none. He inquired of City staff as to when these zoning were brought into the Ordinance. He stated the last activities for these were in June of 2016. Commissioner Byrd stated she is in favor of consolidating these zoning classes into one with exceptions. It was stated most municipalities have a heavy and light industrial with minor differences.

Mr. Brodeur stated the heavy industrial uses such as aluminum smelting and refining is not a use he would recommend putting in a light or medium industrial district. He stated it belongs in its own campus. He stated the real difference was the site development standards that the Century campus had been built under. Mr. Brodeur stated one of those development standards that jumped out was the building height. He stated the language needed to reflect no space above 70 feet would be able to be occupied by human habitation in a building 300 feet high. He stated the site development standards for light industrial and medium are quite different as almost all of the uses are in zones that could be combined into one if we can assure ourselves that we would never have another refining plant in the City. He stated the purpose for bringing forward a sole, one deal heavy industrial district is to allow the aluminum smelting plant to have a place of its own and not have it proliferate anywhere else in the community; anything beyond that would allow smelting plants in the City.

Mr. Brodeur stated the Commission has three options. The Commission can recommend a heavy industrial district to City Council. The Commission does not provide a recommendation to City Council; or the Commission recommends some kind of hybrid.

Chairman Johnson proposed to eliminate the Commercial Industrial District, to move some of the heavier general industrial items to the Heavy Industrial District and to create the new zoning classification of Heavy Industrial.

Discussion regarding adding a workshop or subcommittee to discuss this further ensued. It was decided that Chairman Johnson, Commissioner Berenyi, and Commissioner Byrd would be a part of the subcommittee.

Motion: A motion was made to continue this item until the next Planning Commission meeting. **Moved by** Commissioner Edwards; **Seconded by** Commissioner Smith.
Discussion: There was none.
Vote: All voted in favor. The motion carried (6-0).

VI. DISCUSSION: PARKING REGULATIONS (MAXIMUM PARKING SPACES ALLOWED)

Chairman Johnson stated the intent of the proposal is to establish a maximum amount of parking when sites are developed. Currently the City has minimum parking regulations but not a maximum. He reviewed the proposal which is not to exceed 150% of the required minimum number of spaces. It was stated that the Mount Pleasant Ordinance would be a good reference. It was suggested to use a different material if they exceed the parking. The Commission discussed new language to include in the proposed Ordinance. Chairman Johnson suggested this be a public hearing for next month.

VII. COMMENTS FROM THE COMMISSION

Commissioner Byrd stated the next meeting is on election day and inquired if the City is a polling place. City staff stated it is not. Commissioner Smith stated he will not renew his term. Chairperson Johnson stated there is an online application to apply for reappointment. He stated his term is up and he intends to reapply. He stated if he is reappointed, he does not intend to fulfill his entire term as he will be building a home in Hanahan next year.

VIII. COMMENTS FROM STAFF

Mr. Broder stated Thursday evening October 15, 2020 at 6:30 pm will be a virtual public workshop for the Comp Plan. He stated there is a three-hour continuing education training required by the State and is due by Mid-November for all Commissioners.

IX. ADJOURNMENT

Commissioner Smith made a motion to adjourn, Commissioner Berenyi seconded. All voted in favor (6-0). The meeting adjourned at approximately 8:17 pm.

Mr. Josh Johnson, Chairman

Date: _____